

Committee Report**Date: 03.04.2024**

Item Number	03
Application Number	23/00574/FULMAJ
Proposal	Change of use of land for the siting of 43 static holiday caravans and attenuation pond at Glenfield Caravan Park
Location	Glenfield Leisure Park Smallwood Hey Road Pilling Preston Lancashire PR3 6HE
Applicant	UK Leisure Parks
Correspondence Address	c/o Mr Jake Salisbury 2 Croston Villa High street Garstang Preston PR3 1EA
Recommendation	Permit

REPORT OF THE HEAD OF PLANNING SERVICES**CASE OFFICER - Mr Rob McKillop**

Site Notice Date: 22.11.2023

Press Notice Date: 11.10.2023

1.0 INTRODUCTION

1.1 This application is presented to Planning Committee at the request of Councillor Leigh. The concerns identified relate to flooding and drainage impacts, as well as the loss of agricultural land and the limited benefit to the local community. Concerns were also raised in relation to impact on the character of the rural area and existing size of the site. A site visit is recommended to enable members to understand the site context beyond the plans submitted and site photographs taken by the Case Officer.

2.0 SITE DESCRIPTION AND LOCATION

2.1 The application site is located to the west of School Lane and north of Smallwood Hey Road in Pilling. The site is currently open grassed land adjacent to the north eastern edge of the current caravan site, and is opposite to the rear boundary of St John the Baptist's churchyard. There are open agricultural fields to the north and east of the existing caravan park, which is well-established and has previously been extended. The site has well-established trees and hedges to its boundaries. A public right of way (2-21-FP-1) runs through part of the existing caravan site, and the application site lies within Flood Zone 3 (highest risk).

3.0 THE PROPOSAL

- 3.1 The proposal seeks planning consent for the change of use of existing agricultural land for the siting of 43 static holiday caravans and attenuation pond at Glenfield Caravan Park. Each of the proposed caravans would have a parking space to the front adjacent to the new internal access road. In terms of layout, the caravans would generally be set in rows fronting on to the new access road, and the caravans would surround the existing pond in the northern part of the site. A new attenuation pond is proposed centrally.

4.0 RELEVANT PLANNING HISTORY

- 4.1 18/01256/FUL: Proposed change of use of land to allow siting of 9 additional static units associated with Glenfield Caravan Park. Approved.
- 4.2 16/00945/FUL: Proposed change of use of land for holiday caravans in conjunction with existing caravan site, and formation of hard standing for access, drive and caravan bases. Approved.
- 4.3 13/00434/FULMAJ: Application for variation of condition 11 on previously approved application 11/00243/FULMAJ to allow amended site layout and details of holiday caravans for approval. Approved.
- 4.4 12/00396/FUL: Variation of planning conditions to allow static caravans to be used for holiday accommodation or as permanent residences. Withdrawn.
- 4.5 11/00243/FULMAJ: Application for variation of condition 10 on previously approved application 09/00661/FULMAJ to allow amended site layout and to provide an additional 11 holiday caravans taking the total number of caravans on site to 170. Approved.
- 4.6 10/00125/FUL: Variation of condition 2 on planning application 08/00471/FUL & condition 4 on planning application 09/00661/FUL to allow the caravans to be used for holiday use for 12 months of the year. Approved.
- 4.7 09/00661/FULMAJ: Change of use of land for holiday caravans in conjunction with existing caravan site and formation of hardstandings for access drive and caravan bases (resubmission of 08/00991/FULMAJ). Approved.
- 4.8 08/00991/FULMAJ: Change of use of land for holiday caravans in conjunction with existing caravan site and formation of hardstandings for access drive and caravan bases. Refused.

5.0 PLANNING POLICY

- 5.1 ADOPTED WYRE BOROUGH LOCAL PLAN 2011-2031) (INCORPORATING PARTIAL UPDATE OF 2022) AND BARTON NEIGHBOURHOOD PLAN (2019-2030)
- 5.1.1 The Wyre Local Plan (2011-2031) (incorporating partial update of 2022) (WLPPU31) was adopted on 26 January 2023 and forms the development plan for Wyre. The Barton Neighbourhood Plan (2019-2030) was adopted on 30 November 2023 and forms part of the development plan for Wyre, where decisions are made within the Barton Neighbourhood area. To the extent that development plan policies are material to the application, and in accordance with the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004

the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

5.1.2 The following policies contained within the WLPPU 2031 are of most relevance:

- SP1 Development Strategy
- SP2 Sustainable Development
- SP4 Countryside Areas
- CDMP1 Environmental Protection
- CDMP2 Flood Risk and Surface Water Management
- CDMP3 Design
- CDMP4 Environmental Assets
- CDMP5 Historic Environment
- CDMP6 Accessibility and Transport
- EP8 Rural Economy
- EP9 Holiday Accommodation

5.2 NATIONAL PLANNING POLICY FRAMEWORK 2023

5.2.1 The revised National Planning Policy Framework (NPPF) was published by the Government on 19th December 2023. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The policies in the 2023 NPPF are material considerations which should also be taken into account for the purposes of decision taking.

5.2.2 The following sections / policies set out within the NPPF are of most relevance:

- Chapter 2 - Achieving sustainable development
- Chapter 4 - Decision-making
- Chapter 6 - Building a strong, competitive economy
- Chapter 8 - Promoting healthy and safe communities
- Chapter 9 - Promoting sustainable transport
- Chapter 12 - Achieving well-designed places
- Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 - Conserving and enhancing the natural environment
- Chapter 16 - Conserving and enhancing the historic environment

5.3 OTHER MATERIAL CONSIDERATIONS

5.3.1 WYRE SUPPLEMENTARY PLANNING GUIDANCE

The following is of relevance to the determination of this application:-

- Supplementary Planning Guidance 2 - Development and Trees Layouts

5.3.2 WYRE COUNCIL - EP9 GUIDANCE FOR APPLICANTS (NOVEMBER 2021 V 4)

- 5.3.3 THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS (AMENDMENT) (EU Exit) 2019
- 5.3.4 THE WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)
- 5.3.5 NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)
- 5.3.6 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

6.0 CONSULTATION RESPONSES

6.1 PILLING PARISH COUNCIL

6.1.1 Objections summarised below:

- There is no benefit to Pilling and proposals will detrimentally impact the community;
- There are drainage dykes crossing the site - impacts on their capacity will result in further flooding of Smallwood Hey Road and surrounding areas;
- The sewers in Pilling are under constant pressure and further pressure may add to flooding;
- The site lies close to St John the Baptist Church and graveyard - this impacts on relatives and visitors,
- The holiday homes will have a visually intrusive impact on the open countryside - only robust screening is likely to prevent intrusion to surrounding properties;
- There is no economic benefit and there will be substantial negative impacts on permanent residents when accessing doctors, dentists and social care.

6.2 ENVIRONMENT AGENCY

6.2.1 No objections subject to conditions and note to applicant.

6.3 GREATER MANCHESTER ECOLOGY UNIT (GMEU)

6.3.1 No likely impacts on protected sites subject to conditions. Conditions required in relation to species and mitigation.

6.4 LANCASHIRE COUNTY COUNCIL LEAD LOCAL FLOOD AUTHORITY

6.4.1 No comments received during the application process.

6.5 LANCASHIRE COUNTY COUNCIL HIGHWAYS

6.5.1 No objections subject to conditions (relating to the site access).

6.6 NATURAL ENGLAND

6.6.1 A Habitats Regulations Assessment (HRA) is required.

6.7 WBC CONSERVATION OFFICER

6.7.1 No objection.

6.8 WYRE BC HEAD OF ENGINEERING SERVICES (DRAINAGE)

6.8.1 Objects due to concerns relating to foul sewerage discharge.

6.9 WBC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY
(ENVIRONMENTAL PROTECTION - LAND CONTAMINATION)

6.9.1 No objections subject to conditions.

6.10 WBC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY
(ENVIRONMENTAL PROTECTION - AMENITY CONSIDERATIONS)

6.10.1 No comments received during the application process.

7.0 REPRESENTATIONS

7.1 At the time of writing this report, two public representations were received. The objections are summarised below:

- The existing sewerage system is inadequate and requires maintenance - the additional 43 units will exacerbate the current problems;
- The land acts as a flood relief area for the watercourse that flows through it - the caravans will remove this function which is required to avoid drainage on surrounding roads/properties;
- The proposed attenuation pond is merely a landscaping/marketing device and has no impact on flooding given low lying nature of the area;
- The site abuts St John the Baptist chapel and graveyard which is a Grade II listed building. This is important for villagers and regularly visited by bereaved relatives. The Old Ship Inn is also Grade II listed and this area is popular walk for local residents. The peaceful character of the area will be harmed by the development which will be intrusive given its proximity;
- There is deciduous screening which only offers screening for 6 months a year;
- There will be no economic benefit to the village and would not increase jobs or boost tourism. Combined with the loss of agricultural land, this would likely have a negative impact;
- There have been previous applications and the site has expanded incrementally, way beyond the original approval;
- There is no need for new caravans - many existing are vacant or advertised for sale (28 advertised on Rightmove at time of objection);
- The site is used for residential use contrary to existing permissions and may be used to avoid paying council tax;
- The proposals will add additional traffic;
- There will be an extra burden on local services/infrastructure;
- There will be a negative impact on wildlife;
- There has effectively been no public consultation.

8.0 CONTACT WITH APPLICANT/AGENT

8.1 The applicant has provided updated details relating to flood risk and ecology during the course of the application.

9.0 ISSUES

9.1 The main issues in this application are as follows:

- Principle of Development and Policy compliance
- Visual Impact / Design / Heritage
- Impact on the residential Amenity
- Impact on Highway / Parking
- Drainage / Flood Risk
- Ecology
- Trees and Landscaping
- Contamination

Principle of development and Policy compliance

9.1 The application proposes a change of use of land for the siting of 43 static holiday caravans and attenuation pond as an extension and expansion of the existing site. The site comprises land to the north east of the existing caravan site, designated as countryside area in the Wyre Local Plan (WLP31).

9.1.2 The overall height of the proposed caravans is approx 4.1m, however based on the submitted plans, the structures appear to be sited on a raised platform of approximately 0.5m in height. The length and width of the caravan is shown as 12.5m x 5.1m. It is not clear whether the floor to ceiling height is within the 3.05m limit required (to meet the definition of a caravan). The application does not clearly confirm whether the structure would be moveable in one whole unit when assembled and capable of moving by road. Additionally, the application does not confirm whether two sections would be separately constructed. Whilst, in respect of mobility and construction, it is unclear whether the development meets the definition of a caravan, any permission granted would relate to the siting of caravans only, and would not confirm that the submitted plan meets the definition of a caravan. The applicant would need to operate within the parameters of any permission granted. Should the application be approved, the applicant could use an alternative caravan providing it falls within the definition of a caravan and the layout is unaffected. At this stage, there is nothing to indicate the development would be outside of the definition of a caravan within the Caravan Sites Act 1968 (updated), and this would not represent reason to refuse the application. The submitted caravan drawing is essentially indicative and would not form part of any approval.

9.1.3 Policy SP1 of the Adopted Local Plan (WLP 31) directs new development to within settlement boundaries unless development in countryside areas is specifically supported by another Local Plan policy. Outside settlements within defined boundaries the amount of new built development will be strictly limited. Individual opportunities which help diversify the rural economy or support tourism will be supported where they are appropriate in scale and in accordance with other policies.

9.1.4 The application site is located in a Countryside Area as identified in the WLP31 therefore Policy SP4 is relevant. Policy SP4 restricts development outside of settlements to a specific list of exceptions of which holiday accommodation is potentially acceptable provided it is in line with Policy EP9 Holiday Accommodation. Policy EP9 recognises that tourism is an important element of the local economy but seeks to protect designated countryside areas from new holiday accommodation which may become unviable creating

pressures for conversions into residential uses in locations where development would not be acceptable. To support the understanding of Policy EP9 the Council has produced guidance. New holiday accommodation must therefore satisfy a number of criteria, which are further explained in the EP9 guidance as follows:

- a) the totality of the development, including on site services is of appropriate scale and appearance in the local landscape;

It is considered that the development would not result in any significant harmful impact on the character and appearance of the local landscape. (The visual impact is discussed below in paragraph 8.2).

- b) any new building or supporting infrastructure is necessary;

The purpose of this criteria is to prevent unnecessary development within the countryside. Two access roads would lead into the site from the existing caravan site at the western and southern boundaries. The access road loops around centrally before leading northwards towards additional caravans. A parking space is proposed for each unit immediately off the internal access road. It is noted that a gas compound is proposed towards the southern boundary, and an attenuation pond is proposed. The position of the compound would be adjacent to the existing caravan site and it is considered reasonably necessary. The attenuation pond is also considered necessary and would have limited visibility. Overall, the supporting infrastructure is considered reasonably necessary.

- c) Criterion c) of Policy EP9 focuses purely on new tourism accommodation sites and as the business is already established, this is not considered relevant to this proposal.
- d) extensions to sites which include new built accommodation outside settlement boundaries are supported by a viability assessment of the existing and proposed business.

A Business Plan and Viability Assessment has been submitted for consideration. This sets out that there is a steadily increasing demand following the Covid 19 Pandemic and weakness of pound sterling since Britain's EU exit. The Council considers that it is likely that there would be a demand for this type of holiday accommodation. It is also noted that the submitted business plan suggests marketing would be undertaken on social media as well as advertisements in various publications as well as publicised open days. This is likely to ensure higher occupation of the caravans. The submitted financial assessment indicates details in respect of funding costs and revenue. It states that 15 caravans would be sold in the first year, 15 sold in the second year, and 13 in the third year. Working on this assumption, a healthy profit margin would be generated. Whilst it is debatable whether selling the caravans (to be rented out by the new owner) represents a long term business, it is considered that this would not conflict with criteria d of Policy EP9.

The application is not considered to conflict with the criteria of Policy EP9.

- 9.1.5 In relation to other principle matters, Policy SP4 also requires proposals to satisfy Policy SP2 (Sustainable Development). Policy SP2 states that all development should be sustainable and contribute to the continuation or creation of sustainable communities in terms of its location and accessibility. This is also a requirement of the NPPF. The application site is located in the countryside although is in close proximity to the settlement boundary of Pilling. The Smallwood Hey area of Pilling benefits from a very limited range of local services, although the site is in close proximity to a bus stop with services to nearby service centres. Additionally, the site is in relative proximity to Pilling where there are a broader range of services including a public house and post office. Whilst the site does not score highly in terms of accessibility, it is considered that future occupiers would have some opportunity to access local services or use public transport. Overall, the scheme would no conflict significantly with Policy SP2 of the WLP31.
- 9.1.6 Policy SP2 also requires proposals to demonstrate how they have responded to the challenge of climate change. A condition would be added to any permission granted to secure new landscaping/planting. Electric vehicle charging points would be secured via conditions and it is therefore considered that this element of the policy is met.
- 9.1.7 Taking the above into account it is considered that the principle of the development is acceptable.

Visual Impact / Design / Heritage

- 9.2. The proposed new caravans would be sited immediately to the north and east of the existing caravan park. There is established vegetation to the northern boundary which offers screening. The western boundary is marked by a row of established trees and a hedgerow which is likely to largely screen the proposed caravans in views from this direction. The caravans would also be viewed against a backdrop of existing caravans in views from the north and west. Whilst the site lies opposite the graveyard of St John the Baptist Church, the screening and relationship is not likely to result in any significant visual harm to the existing character or appearance of this area. Whilst the caravans are likely to be visible, this would be behind the established boundary screening (trees/hedges) and the low height of caravans would ensure development is not visually prominent. The caravans would be better spread out than the existing site to allow for additional landscaping and parking, and a new balancing pond would be provided. This would ensure the site is not overdeveloped.
- 9.2.1 In respect of heritage, the Council's Conservation Officer has confirmed that the proposals would preserve the appearance/setting of The Old Church of St John the Baptist (Grade II listed building). The application is therefore considered to be in conformity with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCA). The proposed development is therefore considered to sustain the significance of this designated heritage asset and would be in conformity with the NPPF and Policy CDMP5 of the WLP31.
- 9.2.2 Overall, the visual impact is deemed acceptable and the proposal is considered to comply with Policy CDMP3 and criterion a) of EP9 of the WLP31.

Impact on the residential Amenity

- 9.3 There are no existing residential properties in the vicinity that would be affected. The proposed caravans will not impact on the amenity of the existing caravans on site. Whilst the separation distances are not in accordance with the Council's Design SPG, it is considered that this would not be relevant given the application relates to holiday caravans. It is noted that the proposed layout included additional separation and soft landscaping between the caravans compared to those within the existing site.
- 9.3.1 Whilst there would be additional vehicles movements, this is not likely to result in any significant increase in noise and disturbance to any residential properties in the vicinity. No unacceptable amenity impacts have been identified. As such the proposal complies with Policy CDMP3 of the WLP31.

Impact on Highway / Parking

- 9.4. The increase in the number of caravans will lead to an increase in the number of vehicular movements to and from the site. The site access is established and has sufficient room for pedestrian access from Smallwood Hey Road. LCC Highways raised no objection on highway safety grounds, however they have requested that upgrades are made to the closest bus stops and associated pavement/highway on Smallwood Hey Road. This is in order to facilitate sustainable travel opportunities for future occupiers/visitors. A condition would be added to any permission granted for works to be undertaken prior to first occupation of the proposed caravans. No unacceptable impacts on highways safety have been identified and the application is deemed to comply with Policy CDMP6 of the WLP31.

Drainage / Flood Risk

- 9.5 The application site lies within flood zone 3 and therefore a site specific flood risk assessment and a sequential test is required.
- 9.5.1 With regards to the sequential test, the NPPF states that a sequential test must be applied with the aim of steering development to areas with the lowest risk of flooding, and where necessary, the Exceptions Test should be applied. There is land in the applicant's ownership to the north, although this is not at a lower risk of flooding. Additionally, it is noted that all of Piling and the majority of the surrounding area lies within Flood Zone 3. The NPPG requires Local Planning Authorities to take a pragmatic approach to applying the sequential test. In this case, the application proposes an extension to an existing well-established caravan park. The applicant's agent has stated that it would be impractical to manage and operate a site on land elsewhere, and customers would be isolated from the site and its facilities, which is the purpose of the site. Whilst the on-site services appear limited and caravans are proposed for sale, it is accepted that locating the development outside of the confines of the site would present management issues and is therefore unreasonable. In addition locating the development outside of the existing site to areas at a lower risk of flooding would lead to issues of other material planning considerations (i.e. landscape impact). There is nowhere else within the site that this development could be located.
- 9.5.2 As it is considered that the proposal passes the sequential test the exceptions test is required to be passed. The exceptions test part 1 requires the

proposed development to provide wider sustainability benefits to the community that outweigh flood risk. Whilst selling the caravans would seem to limit the growth of the existing business, the development would still support the operation of an existing business in a rural area. Additionally, biodiversity enhancements are proposed above and beyond the typical requirements. Overall, this is considered sufficient to pass this part of the exceptions test.

9.5.3 The exceptions test part 2 requires development to be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall. The submitted site specific flood risk assessment (FRA) has been considered by the Environment Agency (EA). Following updates, the EA have confirmed they have no objection subject to conditions. As such, subject to additional drainage details and accordance with the FRA details, the development will be safe from flooding.

9.5.4 The NPPG also requires Local Planning Authorities to consider flooding from other sources such as surface water. Based on the EA surface water flood risk map the site does not carry any significant surface water flood risk. The Council's Drainage Engineer objected on grounds that a foul connection to the mains should be proposed. The application form has been revised to indicate foul sewerage would be connected to the mains sewer. Full details will be secured by condition should permission be granted. On this basis, no unacceptable impact on drainage or flood risk would arise and, subject to conditions, the proposal complies with Policy CDMP2 of the WLP31.

Ecology

9.6 The application site is located in the countryside and is within a SSSI Impact Risk Zone. Natural England advised that Habitat Regulations Assessment (HRA) is required given the potential for impacts on protected sites. A shadow HRA was submitted by the applicant for consideration by GMEU. This was supported by a winter bird survey. Whilst the survey identified the some land to the north of the caravan site was visited by a small number of pink-footed geese and wading birds, GMEU have confirmed that the impacts could be resolved via mitigation. This would be in the form of information packs for future visitors and acceptable drainage details being agreed. There is a large area of similar habitat in the surrounding area and GMEU have concluded that the development will not have any significant effects on the coastal designated nature conservation sites. The development can therefore effectively be screened out and further assessment is not therefore required on this matter before deciding the application.

9.6.1 Notwithstanding the above, the local ecological impacts have also been considered. GMEU has reviewed the biodiversity net gain assessment submitted in support of the application. The pond on the site has been modified over recent years and is unlikely to be a priority pond in terms of habitat value. The site comprises grassland and an area of hardstanding at the western end. GMEU has confirmed that the post enhancement habitat creation proposed is reasonable and the biodiversity enhancements proposed would be beyond the requirements for this application. GMEU has requested a habitat management and monitoring plan to be secured by condition should permission be granted.

- 9.6.2 Overall, subject to conditions, no unacceptable impact on ecology or protected species would arise. The application would not conflict with Policy CDMP4 of the Local Plan, The Wildlife and Countryside Act 1981 (as amended) and Section 15 of the NPPF.

Trees and Landscaping

- 9.7 The existing boundary of the site is marked by a mix of trees and hedges with some shrubs. Given the layout, these would not be affected, however a tree protection condition would be added to any permission granted. Details of new planting would also be secured by condition, and overall, the application is deemed to have an acceptable impact in relation to trees and landscaping.

Contamination

- 9.8 The Council's Environmental Health Officer has no objections subject to the imposition of a pre-commencement desk study condition to be added to any permission granted.

Other Matters

- 9.9 The public representations have suggested that caravans on the existing site either have been, or continue to be, occupied for permanent residential use in breach of previous permissions. This is a matter to be investigated by the Council's Enforcement Team. The applicant's business plan indicates the proposed caravans would be sold rather than rented out. Whilst this could encourage permanent residential use, this application can only be assessed on the basis of the submitted details, namely that the caravans would be for holiday use. Conditions would be added to any permission for the caravans to be rented out for holiday use only, and any new owner would still be bound by this. Any future breach of conditions would need to be investigated by the Council's Enforcement Team accordingly.
- 9.9.1 It is noted that caravan parks for holiday use typically have an amenity building on-site or associated service buildings such as a café or shop. Any such building is notably absent on this particular site. Should the applicant propose such buildings in the future, planning permission would be required in order to fully assess the potential impacts.
- 9.9.2 In relation to the objection relating to public consultation, a site notice was displayed opposite the site access and bus stop on Smallwood Hey Road and another notice was displayed adjacent to the public footpath opposite The Old Ship Inn on School Lane. An advert was published in the Garstang Courier and 13 neighbours most closely surrounding the site were notified.
- 9.9.3 The application would not affect the route of the Public Right of Way which passes through the existing caravan site to the south.

10.0 CONCLUSION

- 10.1 The proposed change of use of land for the siting of 43 caravans is acceptable in principle and there are no other material planning considerations which raise any specific issues which cannot be appropriately dealt with by conditions. As such the proposal accords with policies SP2, SP4, EP9, CDMP1, CDMP2, CDMP3, CDMP4, CDMP5 and CDMP6 of the adopted

Wyre Local Plan (2011-2031), and guidance within the NPPF, and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The application is therefore recommended for approval subject to conditions.

11.0 HUMAN RIGHTS ACT IMPLICATIONS

- 11.1 ARTICLE 8 - Right to respect the private and family life has been considered in coming to this recommendation.
- 11.2 ARTICLE 1 of the First Protocol Protection of Property has been considered in coming to this recommendation.

12.0 RECOMMENDATION

- 12.1 Grant Full Planning Permission

Recommendation: Permit
Conditions: -

1. The development must be begun before the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 17.08.2023 including the following plans/documents:

- Site Location Plan - GA3185-LP-001
- Proposed Site Plan - GA3185-PSP-001A

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

3. Prior to the commencement of development, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, together with details of existing and proposed ground and finished floor levels to achieve the drainage scheme and any flood risk mitigation deemed necessary, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in Policy CDMP2 of the Adopted Local Plan 2011-31 or any equivalent policy in an adopted Local Plan that replicates the existing Local Plan.

The scheme details shall include, as a minimum:

- a) Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change as set out within the Environment Agency's advice on Flood risk assessments: climate change allowances' or any subsequent

replacement EA advice note), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;

- b) Demonstration that the surface water run-off would not exceed the pre-development greenfield runoff rate;
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

No part of the development shall be first occupied or brought into first use until the drainage works and levels have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, to prevent an undue increase in surface water run-off to reduce the risk of flooding and in the interests of visual and residential amenity in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework. The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application, to ensure a suitable form of drainage is provided in that specific area taking into consideration land conditions and proximity to existing services and to ensure that any proposed raising of levels can be assessed and that a coherent approach is taken with regard to the design of drainage and housing layout.

4. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Ref: 23178-FRA-001 and the mitigation measures detailed within Chapter 3.1 of the FRA. The mitigation measures shall be fully implemented prior to first occupation of the development or subsequently in accordance with the timing / phasing

arrangements embodied within the scheme, or within any other period as may subsequently be approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

5. Prior to first occupation of any of the static caravans, details of how they will be anchored to the ground shall be submitted to the Local Planning Authority for written approval. The agreed details shall be implemented in full prior to the first occupation of the caravans and retained and maintained thereafter.

Reason: To ensure that flood risk is not increased by preventing the static caravans becoming a hazard during a flood in accordance with Policy CDMP2 of the adopted Wyre Local Plan (2011-2031).

6. No caravan hereby approved shall be first occupied until the parking / turning area shown on the approved Proposed Site Plan (GA3185-PSP-001A) as relating to that caravan has been laid out, surfaced and drained. The parking / turning area shall thereafter be retained and maintained and not used for any purpose other than for the parking and manoeuvring of vehicles without express planning consent from the local planning authority first being obtained.

Reason: To ensure that adequate off road parking is provided and retained to serve the development in the interests of highway safety and in accordance with the provisions of Policy CDMP6 of the Wyre Local Plan (2011-31).

7. Prior to first occupation of any of the caravans hereby approved, the off-site works of highway improvement [namely improvement of the 2 bus stops closest to the site access on Smallwood Hey Road and associated footway improvements and highway marking] shall be carried out, unless an alternative timetable for implementation is submitted to and approved in writing by the Local Planning Authority. The off-site highway works shall be carried out in accordance with any alternative approved timetable for implementation.

Reason: In order to ensure the timely delivery of the necessary off-site highway works in the interests of highway safety / to encourage sustainable travel in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

8. The caravans shall be used for the purposes of holiday accommodation only and not as a person's sole or permanent residence.

Reason: The development is approved for holiday use only and occupation on a permanent basis would be contrary to the provisions of Policy SP4 of the adopted Wyre Local Plan (2011-2031) and would also require further consideration against Policy CDMP2 of the adopted Wyre Local Plan (2011-2031).

9. The owner each caravan hereby approved shall maintain a register of all guests of each unit of accommodation hereby approved at all times which register shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain:

- the name and address of the owner's permanent residence (where they pay Council tax and/or are registered to vote and keep the majority of their possessions);
- the name and address (permanent residence) of main guest who made the booking together with dates of occupation.

For the avoidance of doubt permanent residence is where the owner/guest pay Council tax and/or are registered to vote and keep the majority of their possessions.

Reason: The permission relates to the provision of holiday accommodation. The condition is necessary to define the scope of the permission hereby approved and to ensure that the development promotes sustainable tourism and contributes to the area's economy.

10. No more than 43 caravans shall be sited on the land at any time and each caravan shall be compliant in all respects with the definition of caravan in s29(1) of the Caravan and Control of Sites Act 1960 and section 13 (1) and (2) of the Caravan Sites Act 1968 as those sections provide at the date of this planning permission.

Reason: An increase in the number of caravans other than approved would require further consideration by the Local Planning Authority in line with Policies EP9, SP2, SP4, CDMP3 and CDMP6 of the adopted Wyre Local Plan (2011-2031).

11. Prior to first occupation of any of the caravans hereby approved, a scheme for the provision of owner/visitor information packs highlighting the sensitivity of Morecambe Bay (a European protected nature conservation site) to recreational disturbance shall be submitted to and agreed in writing by the Local Planning Authority. The scheme details shall include the content of the owner/visitor information packs which must explain the conservation value of Morecambe Bay, the potential impacts that can arise from residential development and explain the responsible behaviours that would be required from residents to avoid undue ecological impact, as well as a methodology for the distribution of the owner/visitor packs to future owners/visitors including upon resale of the dwellings as far as is reasonably practicable. The approved information packs shall subsequently be made available to future owners/visitors in line with the approved methodology.

Reason: In order to safeguard biodiversity from the recreational disturbance effects of residential development in close proximity to Morecambe Bay, in accordance with the provisions of Policy CDMP4 of the Wyre Local Plan 2011-31.

12. No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.

Reason: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

13. Prior to occupation of the first static holiday caravan a Habitat Management & Monitoring Scheme based on the recommendations of the biodiversity net gain report shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include additional measures for wildlife as well as a timetable for implementation. The Landscape and Habitat Creation and Management Scheme shall be carried out in accordance with the approved details.

Reason: Such a scheme was not submitted with the application but is necessary to secure opportunities for the enhancement of the nature conservation value of the site in the interests of ecology and biodiversity in accordance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy Framework.

14. Prior to the installation of any external lighting a scheme for the provision of external lighting together with an Artificial Lighting Assessment shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall demonstrate that artificial lighting will be designed so that it will not illuminate potential habitat for bats (e.g. hedgerow, trees) and or/ bird breeding places. The assessment shall demonstrate that the lighting will be installed in accordance with the Institution of Lighting Professionals' Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009 (or any subsequent replacement guidance).

The lighting shall be installed and operated in accordance with the approved scheme details, which shall be maintained and retained thereafter.

Reason: In order to safeguard biodiversity and residential amenity in accordance with Policy CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

15. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include, areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows), hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

The landscaping works shall be carried out in accordance with the approved details prior to first occupation or first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 7 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework. The details are required to be approved prior to commencement of development to ensure landscaping is implemented at an appropriate time during the development.

16. Prior to the commencement of development, including any demolition or tree works, an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan for the retained tree(s) shall be submitted to and approved in writing by the Local Planning Authority. This shall indicate the methods and positioning of tree protection measures such as ground protection (where necessary), Heras protective fencing and details of any specialist demolition or construction methods if appropriate.

The measures contained within the approved Arboricultural Impact Assessment, Method Statement and Tree Protection Plan with respect to those trees shown as being retained shall be implemented in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.

Reason: In order to protect trees from damage or loss in the interests of the amenity of the area in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981. The details are required to be approved prior to commencement of development to ensure timely tree protection measures are in place.

17. Prior to the commencement of development a desk study to investigate and produce an assessment of the risk of the potential for on-site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site, and validation of the approved measures shall be submitted to, and approved by, the Local Planning Authority in writing on completion of the works. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The development is for a sensitive end use and insufficient information has been submitted with the application as to the potential

contamination risks of the site. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

18. An electric vehicle recharging (EVCP) scheme shall be submitted to and approved in writing by the LPA to include all caravans hereby approved unless it is demonstrated that such provision of EVCP is not practical due to identified site constraints. No caravan shall be occupied until the electric vehicle recharging point has been provided for the caravan to which it relates, and such electric vehicle recharging point shall be maintained and retained for that purpose for the lifetime of the development at all times thereafter.

Reason: To ensure the provision of appropriate on-site mitigation to compensate for the impact on air quality caused by the development in the surrounding area in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).

19. Prior to the commencement of development details of the existing and proposed ground, slab and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority.

The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details.

Reason: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity and has a minimum risk of flooding in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31). The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application.